

## BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: Wednesday August 7, 2017

### Members:

Mr. Ken Darby, Chair  
Ms. Annett Johnson  
Mr. Bruce Schubert  
Ms. Beatrice Reyes-Childress  
Mr. Ken Waltz

### Attendance:

Yes  
Yes  
Yes  
Yes  
Yes

1. Roll Call
2. Public comments/questions
3. Energy Rebate Update
4. SEDAC Update – Waldo & High School
5. Sustainability Partners Update
6. Monthly Construction Update
  - A. High School
    - a) Phase 6 Floor Plan
  - B. Summer Projects
7. Concrete Coloring Discussion
8. Tomcat Statue Discussion
9. Playground Discussion
10. Vehicle Needs
11. Grounds Discussion
12. Landscape Bid Results
13. Stadium –Athletic Equipment Bid Results
14. Camera Bid Results
15. Water Lead Testing Bid Results
16. FRMA Generator Update
17. Wall Mural Update
18. Radon Testing
19. Resolution Authorizing the Sale of Personal Property
  - A. Outdated/broken teacher desks and chairs
  - B. Old/rusted appliances
  - C. Broken cafeteria tables
  - D. Broken/Graffiti student desks from Cowherd
  - E. Baseball Field Tarp
  - F. Miscellaneous/obsolete items in High School basement
20. New Business
21. Closed session, if needed
22. Adjournment

### Public Comment

Mr. Rick Loza from the SEIU No. 73 spoke about the vehicle needs of the department as listed in the agenda. He stated that with the latest contract, employees were supposed to have access to District owned vehicles instead of receiving a \$300/month stipend. He stated that there is a need for vans that are equipped with tools that can be secured. He expressed a desire to have the stipend back if we cannot provide the vehicles.

### Vehicle Needs

Mr. Darby stated that since we were on the topic, we would continue to item number ten. Mr. Darby

asked Mr. Waltz about the number of vehicles and employees. Mr. Waltz stated that currently we have 6 vans, but they are also used for issues in addition to the maintenance mechanic needs. He would like to have an additional two vans and two trucks which would then meet the needs of the department. Ms. Johnson asked if we would meet the needs with this increase if we fill the open positions. Mr. Waltz stated they would.

Mr. Alberto Tijerina stated the two trucks would also meet the District's snowplowing needs for the upcoming winter.

Mr. Schubert stated he remembers this issue being discussed in May and inquired about the status. Mr. Waltz stated that we have begun receiving quotes.

Mr. Darby stated that if there is budget money for these vehicles, we should go ahead and make the purchases. Ms. Johnson agreed. Mr. Darby noted that the purchases can go straight to the full board once the pricing is obtained.

### Energy Rebates/SEDAC

Ms. Margo Schmidt presented Waldo Middle School and East High School reports for energy efficiency recommendations. Part of this grant is that we have a commitment to spend \$20,000 by March 31, 2018. Recommendations for the high school include replacing steam boilers, performing boiler tune-ups, installing or replacing steam traps, optimizing the chiller operations, updating the demand control ventilation, optimize economizer operation, adjust run time schedules, and reset static pressure areas.

Recommendations for Waldo include replacing the steam boilers, performing boiler tune-ups, installing or replacing steam traps, installing digital time clocks to schedule supply fans and installing or resetting the thermostatic radiator valves on the steam radiators.

Mr. Darby asked about who will vet these recommendations. Mr. Waltz stated that many of them are programming they will do in-house. Discussion ensued

Ms. Schmidt concluded that these aspect of the program will end on December 31. She has five more schools that have been approved and we will be receiving those reports in two to three months.

### Sustainability Partners

Mr. Michael Prombo stated that he has been speaking with representatives from Sustainability Partners. He anticipates a walk-through of Waldo and Gates to be scheduled soon and that he is working on obtaining references that are similar to our needs. To date, we have only received references that are for lighting projects and we are looking for mechanical projects. He spoke with the lawyers and they have advised us we will need to go out for bid. He also noted that we will be discussing with the lawyers and Sustainability Partners about the need for them to comply with the school code for bidding. He noted that at this time, he does not have a recommendation either way for entering into an agreement with them.

Ms. Johnson stated she would like the study done at the two schools since they are willing to do it for free. She is not concerned that they have not done schools because they have done other governmental entities. She noted that she likes the funding model and is not opposed to having only the lighting done. Mr. Prombo confirmed that he will schedule the walk-throughs.

Mr. Schubert asked about the lawyers' opinion on the contract. Mr. Prombo noted the lawyer did not give specifics because many of the details depend on the projects being done.

Ms. Johnson asked about the timing of the walk-throughs. Mr. Prombo stated that he wants to be sensitive of the workload associated with the opening of the schools and he hopes for them to be completed the first week of September.

### Monthly Construction Update

Mr. Craig Welter and Mr. Rick Krischel presented the monthly construction update.

### High School Update

*Phase 3 Two story addition* – The addition is on schedule and the Regional Office for Education will be out for occupancy permits. Mr. Krischel will be working on punch list items on Friday.

*Phase 4 and 5* – Mr. Krischel stated that they are on schedule and are anticipating being substantially complete by August 21. The kitchen equipment was delivered today.

*Phase 2* – The stadium has a few items remaining and practice is set to begin on the field Monday. Mr. Krischel noted there could be an opportunity to expand the sidewalk in front of the stadium in order to provide a wider walking space for students. Dr. Mark McDonald asked about the City of Aurora's role in this as they are responsible for the sidewalks. Mr. Krischel stated he has not contacted them. The quote for this expansion is around thirty-five thousand dollars.

### Phase 6 Floor Plans

Mr. Welter presented the floor plans for Phase 6 of the high school project which includes bathrooms, daycare rooms, office space, mail room and the science labs.

### Summer Projects

Mr. Krischel noted the ECC expansion is on schedule. All other projects are going well and he believes he will use 30% of the contingency budget.

### Concrete Coloring

Mr. Craig Welter noted there had been a concern raised about the coloring of the concrete in the plaza area of the stadium. He stated it is a legitimate concern as colored concrete requires very specific maintenance and that it often fades over time. He presented a gray option to the committee. The committee agreed on switching to gray.

### Tomcat Sculpture

Dr. McDonald stated that the project is on hold due to some concerns about early renderings. Mr. Schubert stated that the proposed drawing from May does not match what is currently in progress. Ms. Johnson stated she feels it does not look like a Tomcat. Dr. McDonald stated that we will get a rendering to the sculptor. Mr. Darby thinks it should look like the Tomcat in front of the High School.

### Playground Discussion

Ms. Reyes-Childress stated that there are several playgrounds with needs, some greater than others. Before the department commits resources to putting together a multi-year plan, she would like to consult the committee to see if this is an area they are willing to work into the budget and would be a project they would be willing to consider. She stated they can work on a plan that would encompass various phases over a variety of years.

Mr. Darby asked if we could wait for grants. Ms. Reyes-Childress stated that while we will use grants in conjunction with local funds. She also reminded the committee that it took two years for the KaBoom! Grant to come through and we would like to be more aggressive than that.

Mr. Darby stated that he would like to see the cost estimates included with the plans. The committee agreed we should start building this into the budget when able.

### Grounds Discussion

Mr. Waltz stated that with the difficulty of staffing the grounds positions, we are behind on readying the grounds for the opening of school. Dr. McDonald stated that with the increasing needs of the district, such as mulching all of the playgrounds, and the fact there was such difficulty in obtaining

applicants, we are looking at either increasing the overtime or bringing in a contractor for the work this month. In the long-term, he would like to explore developing a small grounds department for the District. These full time employees could also do snow plowing and moving items between buildings outside of the regular grounds needs.

### Landscaping Bid Results

Mr. Craig Welter presented the landscaping bid results. The apparent low bidder was Twin Oaks with a base bid of 169,092. They also bid an alternate to add plants in the curbs. This would create issues with additional grounds maintenance and snow plowing. Mr. Welter noted that he recommends accepting the base bid only. The committee agreed to move this to the full board.

### Stadium – Athletic Equipment Bid

Mr. Welter noted we received no bids. He believes this is due to too wide of a scope as it included trash cans and multiple sports equipment. He recommends we obtain quotes for the items that are needed to open the field for the fall sports which should be under \$25,000 and then rebid for the spring activities. The Committee agreed.

### Camera Bid

Mr. Nestor Garcia presented the results of the district-wide camera bid. The bid was done for two phases and include five alternates. After discussing with the technology and buildings and grounds departments, alternates 2-5 would be recommended. Mr. Garcia noted he obtained references for the apparent low bidder and feels comfortable recommending the bid be awarded to Imperial in the amount of \$1,191,384.05. The Committee agreed with the recommendation and to move this to the full board.

### Lead Screening Bid Results

Mr. Waltz noted that the apparent low bidder was Weaver Consultants for \$21,852. The company has prior experience with schools and complying with the state guidelines for this requirement. The Committee agreed to move this to the full board and asked to have Weaver present at the next committee meeting.

### FRMA Generator Update

Due to the costs, we are currently repairing this in-house.

### Wall Mural Update

Mr. Scott Dart presented a sketch of a mural that was presented to his school. Ms. Johnson noted that since Gandhi is on it, she believes this is religious in nature. Additionally, she would like to see Hispanics represented in it. She votes no.

Mr. Schubert suggested a sub-committee to address murals in the schools.

Mr. Darby says he would like District administration to meet to see if Ms. Johnson's concerns could be addressed and then bring those for discussion at the full board meeting on Monday.

Mr. Dan Barreiro spoke about the proposed mural at Brady. He noted there was no success in obtaining a sketch from the artist and the mural will likely be moved to a different site outside of the District.

### Radon Testing

Mr. Waltz noted that radon testing is recommended, but not required. He obtained a quick quote of \$43,000. He wanted to know if this was something the committee would like to pursue. Due to time constraints, Mr. Schubert asked that we table this to next month as he would like to discuss this fully. The Committee agreed.

Sale of Personal Property

The Committee had no questions and agreed to move it to the full board.

New Business – None

The meeting adjourned at 6:28PM.